113.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	559,000 / 559,000
					USE VALUE:	559,000 / 559,000
					ASSESSED:	559,000 / 559,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
541		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UNDERWOOD BARBARA H	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	541 SUMMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	UNDERWOOD ROBERT L--ETAL -
Owner 2:	UNDERWOOD BARBARA H -
Street 1:	541 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,978 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3978.000	219,200		339,800	559,000
Total Card	0.091	219,200		339,800	559,000
Total Parcel	0.091	219,200		339,800	559,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.72 | /Parcel: 436.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72487

GIS Ref

GIS Ref

Insp Date 10/12/18

!8803!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,400	0	3,978.	339,800	559,200	559,200	Year End Roll	12/18/2019
2019	101	FV	188,100	0	3,978.	334,900	523,000	523,000	Year End Roll	1/3/2019
2018	101	FV	194,100	0	3,978.	257,300	451,400	451,400	Year End Roll	12/20/2017
2017	101	FV	194,100	0	3,978.	242,700	436,800	436,800	Year End Roll	1/3/2017
2016	101	FV	194,100	0	3,978.	223,300	417,400	417,400	Year End	1/4/2016
2015	101	FV	183,500	0	3,978.	208,700	392,200	392,200	Year End Roll	12/11/2014
2014	101	FV	183,500	0	3,978.	192,200	375,700	375,700	Year End Roll	12/16/2013
2013	101	FV	183,500	0	3,978.	192,200	375,700	375,700		12/13/2012

PRINT

Date	Time
12/10/20	23:20:49

LAST REV

Date	Time
10/16/18	09:04:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8803

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UNDERWOOD ROBER	46232-13		10/5/2005	Family	1	No	No		
	11726-438		8/19/1969		24,000	No	No		N

USER DEFINED

Prior Id # 1:	72487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2011	662	Re-Roof	6,570					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Meas/Inspect	201	PATRIOT
2/9/2000	Meas/Inspect	263	PATRIOT
4/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3978		Sq. Ft.	Site		0	70.	1.22	6			Med. Tr	-10					339,785						339,800	

Total AC/HA: 0.09132 | Total SF/SM: 3978 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 339,785 | Spl Credit | Total: 339,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	164.557
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317734
Depreciation:	98498
Depreciated Total:	219236

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

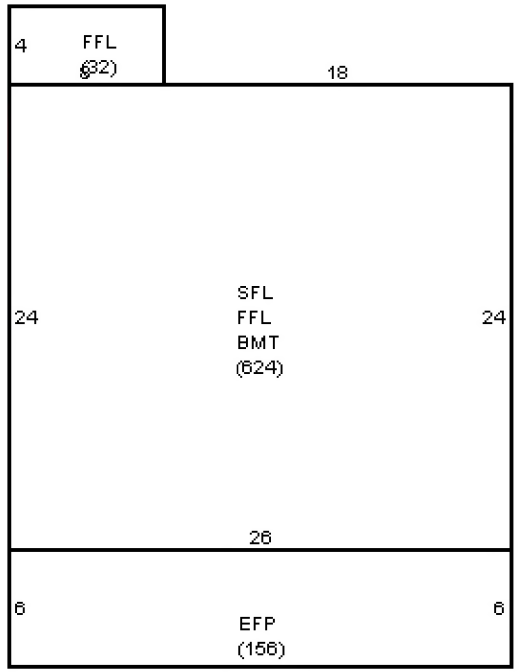
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	164.56
Special Features:	0	Val/Su Net:	106.41
Final Total:	219200	Val/Su SzAd	171.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	164.560	107,949
BMT	Basement	624	49.370	30,805
SFL	Second Floor	624	164.560	102,683
EFP	Enclos Porch	156	43.570	6,796
	Net Sketched Area:	2,060	Total:	248,233
Size Ad	1280	Gross Are	2060	FinArea 1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc